

EXHIBIT 1

LOAN AGREEMENT

This Loan Agreement is made and executed this 11th day of August, 2005
by and among John T. Chan, Jr. residing at 142 Spring Creek Lane, Edwards,
Colorado 81652, hereinafter "Lender", Mark D. Weissman, individually,
hereinafter referred to as "Weissman", Albert J. Montano, individually,
hereinafter referred to as "Montano", Christopher T. French, individually,
hereinafter referred to as "French", and collectively as Lake Forest
Partners, LLC, Hereinafter referred to as "LFP".

RECITALS:

WHEREAS Lender is willing to loan LFP Three Million and no/100
Dollars (\$3,000,000.00) and Lake Forest Partners, LLC is desirous of borrowing
Three Million and no/100 Dollars (\$3,000,000.00) from Lender.

WHEREAS LFP agrees to repay Lender said Three Million and
no/100 Dollars (\$3,000,000.00) pursuant to the terms and conditions set forth
below.

WHEREAS as an inducement for Lender to loan LFP Three Million
and no/100 Dollars (\$3,000,000.00) so LFP can use such monies to fund the
partnership activities to include aspects of Royal Island marketing and
development; Weissman, Montano and French hereby guarantee the payment of
such amount in full, including principal and interest as set forth below.

NOW THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. The recitals set forth above are hereby incorporated by reference and made a part hereof as if fully rewritten herein.
2. Lender will, upon execution of this Agreement, loan LFP \$3,000,000.00 (the "Loan"). LFP agrees to repay the Loan plus Interest set at 20% for the term of the Loan (the "Interest") pursuant to the terms set forth herein.
3. The parties hereto acknowledge and agree that the Loan is unsecured. However, Weissman, Montano and French hereby personally, irrevocably, absolutely, unconditionally, jointly and severally guarantee the timely repayment of the Loan plus the Interest due on the Loan and any collection costs incurred by Lender in collecting any such amounts.
4. This Loan Agreement is a legal agreement, intended to be binding upon each of the parties hereto.
5. The term of the Loan shall be for 1 year from the date hereof, due and payable in full plus Interest on or before August 14, 2006.
6. In the event of default, interest shall be payable on the outstanding amount of the Loan at the Interest rate plus three percent (3%).
7. Once the acquisition of Royal Island is achieved, then the Lender will Receive a home building site (worth a list price of \$2 to \$3 Million) as Additional interest return. The site shall be a "standard" site as defined in the Purchase and Sale Agreement.

8. LFP promises to pay all costs of collection in case payment shall not be made at maturity; and further promises, in case suit is instituted to collect the loan or the interest on any portion thereof to pay such reasonable attorney's fees in such suit.

9. This Loan Agreement shall be interpreted in accordance with Illinois law without regard to the provisions of the conflicts of law.


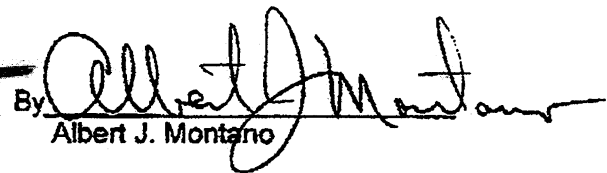
10. Weissman's address for purposes of any notifications shall be 3238 North Lakewood, Chicago, IL 60659, Telephone 773-348-0639. Montano's address for notifications shall be 249 Market Square, Lake Forest, IL 60045. Office telephone 847-234-3434. French's address for notification shall be c/o Tec Development International, 27 North Wacker Drive, Suite 410, Chicago, IL 60606. Telephone 773-320-9530. LFP is the same as Montano's.

11. Wiring instructions: Lake Forest Partners LLC , Harris Bank, 824 North Western Ave., Lake Forest, IL 60045. ABA # 071025661 Account # 2910373329.

12. This Loan Agreement constitutes the entire agreement among the parties hereto pertaining to the subject matter contained herein and may not be altered or amended or nor may any provision hereof be waived except by an agreement in writing executed by each of the parties hereto.

In witness whereof, the undersigned have executed this Agreement as of the
date set forth above.

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By  By 
John T. Chain, Jr. Albert J. Montano

By  By 
Mark D. Weissman Christopher T. French

By 
Lake Forest Partners, LLC, Managing Member